




City of Campbell
 70 North First Street
 Campbell, CA 95008 -1423



Notice of Decision on Proposed Project

Dear Campbell Resident,

May 25, 2023

The Community Development Director has APPROVED the following application for a Tree Removal Permit.

Project Address: 1459 E Campbell Ave

Zoning | Area Plan: R-1-6 | N/A

Neighborhood Association(s): N/A

File No.: PLN-2023-67

APN: 288-15-015

Applicant: Qianqian Liang

Property Owner: Qianqian Liang

Application Type: Tree Removal Permit

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

Request to allow the removal of two (2) Ash trees measuring 27-inch and 29-inch in diameter located in the side yard of the referenced property. The tree will be replaced with two (2) 36-inch box Tartarian Maple trees on the subject property as depicted on the enclosed Approved Tree Removal and Replacement Plan

Basis of Decision:

The Community Development Director has approved removal of the tree due to extensive damage to the adjacent foundation of the apartment complex , which satisfies Finding No. 1 (Disease or Danger of Falling).

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell Ca 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal.
To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traduccion en Español



Tree Removal

I, Qianqian Liang, the owner of 1459 E Campbell Ave, Campbell, CA 95008, am writing to apply for tree removal permits on the basis of Diseased or Danger of Falling and Utility Interference.

Location, size and species of protected tree(s) to be removed:

Two Modesto Ash Trees. They are between 35-45 feet tall, and Diameter are 27", 29". They are located on the side of the house, between the house and city side walk.

Diseased or Danger of Falling

I inherited two large Modesto Ash trees on my property that were repeatedly topped off by the previous owner, causing them to become structurally unstable and pose a danger of falling. Despite hiring a professional arborist team to prune the trees every other year, their condition has not improved. Attached is an arborist report detailing the trees' size, condition and photographs taken by the arborist. (*File name: Written Statement.pdf*) The trees are planted in a narrow space (about 12 feet wide) between the house and the sidewalk, making them a hazard to both my family and pedestrians. I am requesting a permit to remove the trees due to their hazardous condition.

Utility Interference

The previous owner planted the trees less than 6 feet from our house and directly above water and sewer lines, which has caused their root system to completely break our water pipe and cause problems with our sewer line. We had to pay over \$13,000 to replace the water pipe and deal with expensive water bills due to the leakage. At its peak, the leakage was over 100 gallons per hour, wasting precious public water supply. The attached permits show the extent of the damage. The trees' location and root system make it inevitable that they will interfere with our underground utility lines again, causing further financial burden. In addition to being a hazard to our house and pedestrians, given their location and the size of their roots, the impact on our foundation is unknown.

Replacement Plan

Although we are avid supporters of natural greenery and have planted 26 bushes and 2 new trees in our backyard since we took over the ownership of the property, finding a suitable location to replace our two structurally flawed Modesto Ash trees has proven difficult. Please see the birdseye view of the property below. Utility lines and the proximity to our house prevent us from replanting in their original location, and our backyard is not an option due to plans to build an ADU to accommodate our growing family and aging parents. This leaves us with only the front yard, which has limited space and is shaded for half of the day by the street tree's canopy. Given the Modesto Ash's massive root system and canopy, it may not be feasible to replant without causing over-planting issues. We are open to discussing alternate solutions and welcome further communication at 646-430-4010 or qianqianliang.sally@gmail.com.

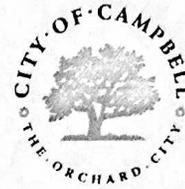


Water line replacement permits when the tree roots completed broken our water line

		<h1>BUILDING PERMIT</h1> <h2>BLD-2022-289</h2>	
CITY OF CAMPBELL Community Development Department		JOB SITE: 1459 E CAMPBELL AVE, CAMPBELL, CA 95008 APN: 28815015	
CONTRACTOR		PROPERTY OWNER	
Name: Pajo Arsenic Company: AN Construction Mailing Address: 5107 Bobbie Ave License Type: License No.: 1020270		Owner Name: Qianqian Liang Owner Name (Company): Bo Gu Owner Mailing Address: 1459 E Campbell Ave Campbell, CA 95008	
SCOPE OF WORK:	Replace water line on my property		
PERMIT DATES:	Received: 2/22/2022	Issued: 2/22/2022	Expires: 8/21/2022
TOTAL VALUATION:	0.00		
PERMIT FEES:	164.42		
COMMENTS:	WATER SYSTEM 2/26/22 ✓ SMOKE/CO'S OK 2/26/22 ✓ FINAL PLUMBING OK 3/2/22 ✓		
DECLARATIONS			
By Exercise of this Permit, Owner and Contractor Affirm and Agree to the Following:			
<ul style="list-style-type: none"> I certify that I have read this application and state that all the above information, whether provided by initial or write-in, is true and correct. I agree that I am solely responsible for complying with and that I will comply with all City ordinances and I hereby authorize representatives of the City to enter upon the above identified property for inspection purposes. I (We) agree to defend, indemnify, and hold harmless the City and its officers, employees and agents against all claims, actions and liabilities of any kind which may arise or occur in consequence of any acts or omissions of the City and its officers, employees or agents, in granting this permit, whether or not such acts or omissions are intentional or negligent or whether they are active or passive and to pay all costs and expenses, claims and actions. 			
License Contractor Declaration (if applicable) <ul style="list-style-type: none"> I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am exempt under Section 7031.5, B. & P. Code for the following reason: A licensed structural pest control operator acting within the scope of his or her license 		Owner Builder Declaration (if applicable) <ul style="list-style-type: none"> I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, B. & P. Code): Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500). I, as owner of the property, or my employees with wages as their sole compensation, will do all of or portions of the work, and the structure is not intended or offered for sale (Section 7044, B. & P. Code): The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale. I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, B. & P. Code): The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law. 	
Workers Compensation Declaration (if applicable) <ul style="list-style-type: none"> I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. 			
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.			

ENCROACHMENT PERMIT

ENG-2022-48
Permit Number



City of Campbell, Public Works Department, 70 N 1st St, Campbell CA 95008
Telephone: 408-866-2150, Website: www.campbelca.gov

Permit Type Encroachment Permit - R-1 Residential		Issue Date 02/22/2022
Project Address / Location 1459 E CAMPBELL AVE CAMPBELL CA 95008		Expiration Date 02/22/2023
Project Description My water is currently shut off by San Jose Water because the leak is 100 gallons per hour. I need to replace the water line from the water meter to my house line. Part of the water line is running under the side walk. So I need to send the new water pipe underneath the side walk.		
Applicant / Permittee Qianqian Liang	Mobile # 6464304010	Work #
Contractor's Name N/A	Mobile #	Work #
	License #	
Permit Fees		
R-1 Encroachment Permit Application Fee (740.4722)		\$0.00
Technology Enhancement Fee (554.4214)		\$0.00
Special Provisions, Working Hours, Notes, etc.		

1. All work shall conform to the City of Campbell Standard Specifications and Details for Public Works Construction; the General Permit Conditions listed on the reverse side; and the Special Provisions for this permit, listed above. Failure to abide by these conditions and provisions may result in job shutdown and/or forfeiture of Faithful Performance Sureties and cash deposits.
2. The Contractor must have this permit and approved plans at the site and must notify the Public Works Department at least two days before starting work. Notice must be given to Public Works at least 24 hours before restarting any work.
3. Per section 4216 of the Government Code this permit is not valid for excavations until Underground Service Alert (USA) has been notified and the inquiry identification number has been entered heron. USA Phone: 1-800-227-2600.
4. The Applicant/Permittee hereby agrees by affixing their signature to this permit to hold the City of Campbell, its officers, agents, and employees free, safe and harmless from any claim or demand for damages resulting from the work covered in this permit.
5. The Applicant/Permittee hereby acknowledges that they have read and understand all pages of this permit and they will inform their contractor(s) of the information. Applicant is advised that upon issuance of this permit, property owner, or property owner's successors, shall be responsible for any and all damages arising out of improvements completed in the public right-of-way.

SEE PAGE 2 FOR REQUIRED INSPECTION SEQUENCE

Call 408-866-2150
to request an inspection.

Permit #ENG-2022-48

Inspection Sequence	
Priority 6 - PW Inspection Priority 7 - PW Final Inspection	Information Regarding the Inspection Sequence: <ul style="list-style-type: none">- Inspections with the same priority number may be scheduled simulataneously.- All inspections within one priority number must pass before moving to the next priority number.

Conditions and Restrictions

1. The Permittee must provide evidence of insurance and Additional Insured Endorsements as required by the City. Insurance shall be maintained for the duration of the permit work.
2. A Construction Cash Deposit is required. Charges will be made against this deposit if there is an emergency call-out, overtime inspection or when City ordered barricading is required. Any such costs in excess of the deposit will be billed to the Permittee.
3. Faithful Performance Surety and Labor and Materials Surety are required.
4. Refund of the construction cash deposit balance and refund or cancellation of the sureties will be initiated by the written acceptance of the work by the City.
5. A one-year maintenance period and surety are required. Such period will begin on date of written acceptance by the City. Surety posted shall be equal to 25% of the original Faithful Performance Security.
6. Submit project schedule ten (10) days prior to proposed start of work. Additional lead time may be required for work within City facilities and downtown Campbell.
7. The Permittee must request in writing a final inspection and acceptance of the work upon completion. Acceptance by the City will be made in writing to the Permittee.
8. Maintain safe pedestrian and vehicular crossings and free access to private driveways, bus stops, fire hydrants, and water valves.
9. A Construction Traffic Control Plan and a Construction Schedule are required for all lane closures, detours, and street closures. This plan must be reviewed and approved prior to any lane closures.
10. A Construction Traffic Control Plan shall conform to the most recent version of the California Manual on Uniform Traffic Control Devices (MUTCD).
11. Replace, as directed by the City Engineer, any damaged or removed improvements in accordance with City Standards and Specifications at the sole expense of the Permittee as expeditiously as possible.
12. Sawcut for all PCC or AC removals. All PCC removals shall be to the nearest scoremark and new PCC shall be doweled to existing improvements.
13. Pnor approval of inspector is required for any work proposed after normal working hours, on weekends or holidays and may require reimbursement of inspection costs at the current overtime rate.
14. Work on arterials and collectors may require the use of changeable message boards. Adequate signing and barricading is required on the job site. Failure to provide such signing and barricading may result in the City's providing signing and barricades and charging the cost (including all labor and materials) against the construction cash deposit.
15. Compaction testing of subgrade, base rock, and asphalt concrete by Permittee is required unless otherwise stated by the City Engineer.
16. The Contractor or Permittee will have a supervisory representative available for contact on the project at all times during construction. Contractor or Permittee shall provide a phone number at which they can be contacted outside the hours of 8:00 a.m. to 4:00 p.m. and on weekends.
17. No storage of materials or equipment will be allowed near the edge of the pavement, the traveled way, or within the shoulder line which would create a hazardous condition to the public.
18. This permit shall not be construed as authorization for excavation and grading on private property adjacent to the work or any other work for which a separate permit may be required, nor does it relieve the Permittee of any obligation to obtain any other permit required by law.
19. This permit does not release the Permittee from any liabilities contained in other agreements or contracts with the City and any other public agency.
20. This permit is not transferable. Work must be performed by the Permittee or his designated agent or contractor as specified thereon.
21. Call back (call out) due to emergencies regarding this permit shall be at the current overtime rate with a three (3) hour minimum charge per occurrence.
22. Pursuant to Chapter 14.02 of the Campbell Municipal Code, applicant shall not cause to be discharged any material into the municipal storm drain system other than storm water. Applicant shall adhere to the BEST MANAGEMENT PRACTICES established by the Santa Clara Valley Urban Runoff Pollution Prevention Program.
23. If the public interest requires a modification of, or a departure from the permit, plans, special provisions and/or specifications, the City shall have the authority to require or approve any modification or departure and to specify the manner in which the same is to be made.
24. Permittee must provide advance notification to all parties that may be affected by the permit activities. Notification shall be reviewed by the City prior to distribution and include dates of work and a contact name and a phone number.
25. Applicant shall remove water from utility vaults in accordance with the requirements of State Water Resources Control Board Water Quality Order WQ 2014-0174-DWQ. Said vault water shall not be discharged into the City of Campbell's storm drain system.
See http://www.waterboards.ca.gov/water_issues/programs/npdes/utilityvaults.shtml for more information.
26. Standard working hours are 9am to 3pm on Arterials, and 8am to 4pm on all other streets unless specifically stated on page 1 of this permit.